

TABLE F
Roxbury Neighborhood District
Dimensional Regulations in Residential Subdistricts

		Lot Area, Minimum	Additional						Usable	Front	Side	Rear	Rear Y
		for Dwell. Unit(s) Specified (Sq.Ft.)	Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height Maximum Stories	Feet	Open Space ^(c) Minimum Sq. Ft. Per Dwelling Unit	Yard ^(d) Minimum Depth (Feet)	Yard Minimum Width (Feet)	Yard Minimum Depth (Feet)	Maximu
Subdistrict													Occupancy by Accessory Building (Percentage)
<u>2F</u> ^(a)													
	1 or 2 Family Detached Dwelling	5,000 for 1 or 2 units	N/A	50	50	0.6	2-1/2	35	800	20	10	30	20%
	Other Use	5,000	N/A	50	50	0.6	2-1/2	35	none	20	10	30	20%
<u>3F-4,000</u> ^(a)													
	Semi-attached Dwelling, Row House Building, or Town House Building	2,000 for 1 unit	2,000	25	25	0.8	3	35	650	20	10 ^(f)	30	20%
	Any other Dwelling or Use	4,000 for 1 or 2 units	2,000	45	45	0.8	3	35	650	20	10 ^(e)	30	20%

TABLE F - Continued

Subdistrict		Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height Maximum Stories	Feet	Usable Open Space ^(c) Minimum Sq. Ft. Per Dwelling Unit	Front Yard ^(d) Minimum Depth (Feet)	Side Yard Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Y Maximu Occup by Acce Building (Perce
<u>3F-5,000</u> ^{(a),(b)}													
	Semi-attached Dwelling, Row House Building, or Town House Building	2,500 for 1 unit	2,500	25	25	0.8	3	35	650	20	10 ^(f)	30	2
	Any other Dwelling or Use	5,000 for 1 or 2 units	2,500	50	50	0.8	3	35	650	20	10 ^(e)	30	2
<u>3F-6,000</u> ^(a)													
	Semi-attached Dwelling, Row House Building, or Town House Building	3,000 for 1 unit	3,000	25	25	0.8	3	35	800	20	10 ^(f)	30	2
	Any other Dwelling or Use	6,000 for 1 or 2 units	3,000	55	55	0.8	3	35	800	20	10 ^(e)	30	2

TABLE F - Continued

Subdistrict		Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height Maximum Stories	Feet	Usable Open Space ^(c) Minimum Sq. Ft. Per Dwelling Unit	Front Yard ^(d) Minimum Depth (Feet)	Side Yard Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Y Maximu Occup by Acce Building (Perce
<u>3F-7,000</u> ^(a)													
	Semi-attached Dwelling, Row House Building, or Town House Building	3,500 for 1 unit	3,500	30	30	0.8	3	35	800	25	12 ^(f)	35	2
	Any other Dwelling or Use	7,000 for 1 or 2 units	3,000	60	60	0.8	3	35	800	25	12 ^(e)	35	2
<u>RH</u> ^(b)													
	Row House Building or Town House Building	2,000 for up to 4 units	2,000 for up to 4 units	20 for each bldg.	20 for each bldg.	1.0	3	35	200	15	(g)	20	2
	Any other Use	2,000	N/A	20	20	1.0	3	35	N/A	15	(g)	20	2

TABLE F - Continued

		Lot Area, Minimum	Additional	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height Maximum Stories	Feet	Usable	Front	Side	Rear	Rear Y
		for Dwell. Unit(s) Specified (Sq.Ft.)	Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)						Open Space ^(c) Minimum Sq. Ft. Per Dwelling Unit	Yard ^(d) Minimum Depth (Feet)	Yard Minimum Width (Feet)	Yard Minimum Depth (Feet)	Maximu
Subdistrict													Occup
													by Acc
													Buildi
													(Perce
MFR and MFR/LS ^(b)													
	1 or 2 Family Detached Dwelling or Semi-attached Dwelling	3,000 per bldg. of 1 or 2 units	3,000 per bldg. of 1 or 2 units	40	40	1.0	3	35	400	20	(e),(f)	30	2:
	Row House Building or Town House Building	3,000 for up to 4 units per bldg.	3,000 for up to 4 units per bldg.	30 for each bldg.	30 for each bldg.	1.0	4	45	200	15	(g)	30	2:
	Any Other Dwelling or Use	4,000 for first 3 units	1,000	40	40	1.0	4	45	200	20	10	20	2:

Footnotes

- a. See Maps 6A, 6B, and 6C and Sections 50-26 through 50-29 concerning residential subdistricts. In a 2F subdistrict the maximum number of dwelling units allowed in a single building shall be two (2); a greater number up to three (3) shall be conditional. In a 3F subdistrict, the maximum number of dwelling units allowed in a single building shall be three (3); a greater number up to four (4) shall be conditional. In a 3F subdistrict the maximum number of Row House Buildings or Town House Buildings attached in a row shall be three (3); a greater number up to four (4) shall be conditional.
- b. For certain Proposed Projects in the Dudley Triangle Area, see Section 50-27.2 (Provision of Affordable Housing).

TABLE F - Continued

- c. Applicable only to Residential Uses and Dormitory/Fraternity Uses. In MFR and MFR/LS Subdistricts, up to fifty percent (50%) of the usable open space requirement for a multifamily dwelling may be met by suitably designed and accessible space on balconies of Main Buildings or on the roofs of wings of Main Buildings or on the roofs of Accessory Buildings.
- d. See Section 50-44.2 (Conformity with Existing Building Alignment). A bay window may protrude into a front yard.
- e. On each side, the side yard shall be at least five (5) feet from a side lot line and ten (10) feet from an existing structure on an abutting lot, and the aggregate side yard width shall be not less than fifteen (15) feet.
- f. Semi-attached dwellings, Town House Buildings, and Row House Buildings are required to have side yards only on sides that are not attached to another Dwelling.
- g. Semi-attached dwellings, Town House Buildings, and Row House Buildings are required to have side yards only along the side lot line of a lot which is a corner lot. See Section 50-44.5 (Special Provisions for Corner Lots); if not applicable, the side yard requirement shall be ten (10) feet.